STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Subscribed and sworn to before me, this 4th day of August, 2000.

J. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires November 24, 2001

Marty Kent
Affiant

Jamie L. Taylor
Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
JAMIE L. TAYLOR, Attorney-at-Law
305 Rayon Drive
Old Hickory, Tennessee 37138

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: PICK-UP
MARTY KENT and ROY EUGENE BROOKS, Both unmarried 3702 HOGGETT FORD ROAD HERMITAGE, TENNESSEE 37076 MAP & PARCEL NO. 97/003.00	SAME

Instr:200008040077679 Page: 1 OF 2
REC'D FOR REC 08/04/2000 1:41:16PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $573.50

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LEONARD D. PEEK and wife, CORRINE T. PEEK,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MARTY KENT and son ROY EUGENE BROOKS, both unmarried, as joint tenants with the right of survivorship,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land situated in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the centerline of a road, or avenue, said point being in the south boundary line of Tracts numbered 1 and 2 running thence with the east line of the lot herein described, south 4 deg. West 667 feet to a stone; thence north 97 ½ deg. West 265 feet to a stone; thence north 4 deg. 667 feet to the center of said avenue, or road, and in the south line of Tracts numbered 1 and 2; thence with the centerline of said road, or avenue, south 27 ½ deg. East 265 feet to the beginning, containing 4 acres, more or less.

Being Lot No. 7 on the Subdivision of the Lands of L. C. Hessey and Addie Scott Hessey, the plan of said Subdivision being of record on Page 179 of Plan Book No. 2 of the Chancery Court for Davidson County, Tennessee.

Being the same property conveyed to Leonard D. Peek and wife, Corinne T. Peek, herein by Quitclaim Deed from Richard B. Hessey, Trustee, dated September 7, 1993, recorded November 3, 1993 of record in Book 9137, Page 590, of the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 3702 HOGGETT FORD ROAD, HERMITAGE, TENNESSEE 37076

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, ESTATE, TITLE AND INTEREST THERETO BELONGING TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, FOREVER; AND WE DO COVENANT WITH THE SAID GRANTEES THAT WE ARE LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO CONVEY IT, AND THE SAME IS UNENCUMBERED, UNLESS OTHERWISE HEREIN SET OUT; AND WE DO FURTHER COVENANT AND BIND OURSELVES, OUR HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO THE SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER. WHEREVER USED, THE SINGULAR NUMBER SHALL INCLUDE THE PLURAL, THE PLURAL THE SINGULAR, AND THE USE OF ANY GENDER SHALL BE APPLICABLE TO ALL GENDERS.

WITNESS MY HAND THIS 4TH DAY OF AUGUST, 2000.

LEONARD D. PEEK

CORINNE T. PEEK

STATE OF TENNESSEE
COUNTY OF DAVISON

On this 4th day of August, 2000, before me personally appeared LEONARD D. PEEK and wife, CORINNE T. PEEK, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

My Commission Expires November 24, 2001

Notary Public

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WARRANTY DEED

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